Preparation for a Rainy Day

Options for Flood Mitigation:

- A. Elevation
- B. Acquisition and Demolition
- C. No Action

Project Development

Identify Eligible Properties from Flood Maps

Assess Buyout Criteria
- Location
- Flood Risk
- Cost-effectiveness
- Flood History
Project Development

**Prioritize Properties to be Acquired**
- most severely flooded
- risk of repetitive flooding
- frequency of flooding
- hardship cases

**Apply for Grants**
- FEMA (PDM, FMA, HMGP)
- other (CDBG)
- State
- City, County

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**Project Development**

In-house Staff or Consultant?
- staff size and availability of Department
- staff knowledge of Uniform Relocation Act and FEMA acquisition regulations
- amount of matching funds
- project timetable

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**Project Development**

Selecting a Consultant
- develop selection criteria
- write RFQ/RFP
- advertise RFQ/RFP
- award project
- negotiate contract
- issue notice to proceed
Partnering with a Consultant
- Program goals
- Approval of paperwork
- Field office setup
- Streamline city/county processes
- Coordinate resources

Acquisition Process

LAND ACQUISITION PROGRESSION FLOW CHART

Public Meetings
Initial Interviews
Title Exams
Phase I Env. Inspections
Boundary Line Surveys
Appraisals
Review Appraisals
Comparable Housing Determinations
Offers / Negotiations
Close Land Acquisition
Relocation
Land Clearance
Env. Restoration
**PHASE I - PRELIMINARY TASKS**

- Identify Eligible Properties
- Public Meeting
- Initial Interviews
- Title Reports
- Surveys
- Environmental Site Assessments
- Appraisals/Review Appraisals
- Market Value Determination

**PHASE II - NEGOTIATIONS**

- Offer Presentation
- Counter Offer / Appeal
- Signed Option or Contract to Sell
- Closing

**PHASE III - RELOCATION**

- Relocation Assistance, non-voluntary programs and tenants only
- Rent Supplemental Payment and/or Downpayment Assistance
- Decent, Safe & Sanitary Inspection
- Closing on the Replacement Dwelling if Purchasing Home
- Moving
PHASE IV - LAND CLEARANCE

- Secure the Vacant Dwelling
- Survey for Asbestos-Containing Materials

PHASE IV - LAND CLEARANCE

- Public Safety Training
- Habitat for Humanity
- Demolition

Public Safety Training
PHASE IV - LAND CLEARANCE

- Environmental Restoration

Case Studies
Case Study - Mecklenburg County

Project Background

Buyout Programs
Sugar Creek
Cavalier Apartments
“Quick Buy”

Unique Experiences

Acquisition
Mecklenburg County's buyout program for grant funded properties and quick buys uses private Real Estate Brokers to make initial contact with the property owners and to move the proposed acquisition projects to closing.

We look for Real Estate Brokers with these traits:
- Licensed Broker – copies of credentials are included in the files
- Certified Floodplain Managers
- Proficient in and hopefully licensed as URA specialists
- MUST PLAY WELL WITH OTHERS

Project Background
Mecklenburg County Storm Water Services Goal:

1. Prevent or reduce the loss of life, disruption of vital services, and damage caused by floods.

2. Preserve and restore the natural beneficial functions of floodplains.
Project Background

- Updated flood maps
- Identified 4,500+ properties residing in Charlotte-Mecklenburg floodplains.
- 1/3 of the buildings didn’t comply with BFE regulations.
- Many buildings were built before floodplain mapping and floodplain construction regulations.

Buyout Programs

Sugar Creek

- Mecklenburg County Storm Water Services Program
- Began October 1999
- Initial Program involved 166 structures in six different neighborhoods
- Targeted properties flooded in 1995 and 1997
- Ongoing program
- 166 properties acquired to date

Cavalier Apartments

- City of Charlotte Program
- Purchased on June 24, 2008
- Relocation began July 2008
- 173 tenants to be relocated
- 96 units on ground floor, 96 on top floor
- Ground units flooded August 27, 2008
- Emergency evacuation began at 3am
- Health Department required all tenants to move
Buyout Programs

“Quick Buy” Program
• Designed to expedite acquisition process
• Response to public outcry for action
• Voluntary program
• 41 of 48 severely flooded residential homes
• Flood damage exceeds 50% of structure’s value

“Quick Buy” Program Differences
• 21 days to accept offer
• 90-120 days to move, but not enforced
• No FEMA or federal grant money
• Funding from Parks & Recreation and Storm Water reserve funds
• No survey, environmental testing, review appraisal

LAND ACQUISITION PROGRESSION FLOW CHART

- Public Meetings
- Initial Interviews
- Title Exam
- Phase II- Inspections
- Boundary-line Surveys
- Appraisals
- Review-Appraisals
- Comparable-Housing Determinations
- Offers / Negotiations
- Close Land Acquisition
- Relocation
- Land Clearance
- Env. Restoration
Unique Experiences

- Negotiating A Healthy Recovery
- Holy Relocation!
- Costly Cavalier Attitude

Negotiating A Healthy Recovery
- Property Owner was in a hospital so his sons were handling the acquisition negotiations
- Property Owner didn't want to move so he checked out of hospital and negotiated lease with MCSWS
- Triple Net lease
Holy Relocation!
- Two churches
- One church needed assistance to find temporary location while new church being built
- Other church was a tenant, 50 members
- Zoning issues for relocating a church (restrictions for location near strip clubs, liquor stores)
- Needed plenty of parking

Costly Cavalier Attitude
- 192 Apartment units
- Two owners: one owned 191 units
- Lengthy negotiations
- Tenants failed to renew/accept insurance
- Property was flooded during relocation phase
- Tenants lost everything

Summary
Lessons Learned

• Schedule preliminary tasks at Public Meeting
• Comparable Housing Resource Book for tenants
• Clear Communications with Homeowner
• Set up project office close to project area
• Don’t close on a property and let it flood
• Demolish properties as soon as possible
• Property manager inspects houses daily until demolition

Value of Acquisition Programs

• Permanent solution to eliminating flood damage
• Positive public relations for sponsor
• Happy property owners
• Training opportunities for police and fire
• Materials Resource for Habitat for Humanity
• Reduction in loss of life and property due to flooding

THANK YOU!

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